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From: Amanda Sutton [REDACTED]
Sent: 23 July 2026 09:23
To: Planning <Planning@arun.gov.uk>
Subject: WA/51/26/RES

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Woodside
Wandleys Lane
Walberton
Arundel
BN18 0QR

22.07.2026

Dear Sir,

Ref: WA/51/26/RES

I wish to object to the planning application for this land on the following grounds:

Privacy, Overshadowing, Design:

The development brings housing alongside the boundary of houses on Wandleys Lane and West Walberton Lane. The land rises across the field which is to be built on, and so all properties along these boundaries will be both overshadowed (the houses will be on the Southern aspect of Wandleys Lane) as well as impacted by a loss of privacy since upstairs windows will be looked into.

In addition, rather than keep roads in the development on the inner area (ie: screened by a building), the design directly sends cars towards this boundary, with headlights and street lighting likely to make a considerable impact on the existing properties. This is unlikely to be mitigated by sapling planting which takes a considerable time to grow enough to help and is deciduous, thus having little impact in winter.

Highway safety, Traffic, Noise:

The introduction of an additional 220+ cars is inevitable should this go ahead, many more with the addition of visitors using the allotments, bin lorries and delivery vehicles. Wandleys Lane, which all vehicles will have to negotiate, is narrow enough that at present passing cars pull into driveways/off verge and it cannot accommodate such a large and permanent traffic increase. Current use of the lane as a rural road for cyclists, horse riders and pedestrians will be dangerously compromised and the increased noise from this change in traffic locally will be immense. No facilities such as shops, schools or surgeries are sufficiently nearby, all will have to be driven to.

Scale of development:

The sheer number of houses proposed (95) is excessive for the land area and the number of people and cars will overwhelm the existing rural lanes (designated 'Green Lanes') urbanising them to an unacceptable degree. The design of the development has had to be adjusted (due to archaeological evidence found within the field) and thus the same amount of housing has been compacted into a smaller area.

Wildlife:

The field is currently used by bats, a protected species, who utilise the open space to feed. Bat boxes are not an appropriate mitigation as this is not believed to be where they roost.

Deer and foxes will also be displaced. The plan for tall 'flood light' style lighting around the estate is unnecessary- lower level 'wildlife friendly' lights should be required, as used locally in other developments.

Trees:

Abutting the southern edge of the proposed development is a listed Ancient Woodland, 'Wandleys Copse' with a chalk stream alongside.

The Planning Inspector was **very** clear in his judgement that this must be protected, saying that if existing hydrological conditions could not be maintained (water connectivity from the development to the Copse) that this would be a reason to refuse Planning Consent.

No attempt has been made to do this and all drainage of water is directed towards the southeast of the site and into piped drainage, away from the woodland.

The plans fail to comply with this important condition and, in line with the Planning Inspectors judgment, should thus be rejected.

Flood:

The 'downstream' village of Barnham has been badly flooded over the past 2 years due to the increased local development and water flow overloading the sewer system. The addition of run off from this development will only worsen the situation.

I feel strongly that there are sufficient reasons for full planning permission to be denied and ask the Arun Planning Department to fulfil their obligations to uphold the conditions set by the Planning Inspector.

Amanda Sutton

Sent from my iPad